

GSC Meeting – April 11, 2011

Existing Zones in Grantville – Subarea A

Existing Zones in Grantville Subarea A include:

RS-1-1, RM -1-1, CC-1-3, CC-4-2, CV-1-1, CO-1-2, IL-3-1, IL-2-1 and OF-1-1. Below are brief descriptions of these zones.

Purpose of the RS (Residential--Single Unit) Zones

The purpose of the RS zones is to provide appropriate regulations for the *development* of *single dwelling units* that accommodate a variety of *lot* sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

RS-1-1 requires minimum 40,000-square-foot *lots*

Purpose of the RM (Residential--Multiple Unit) Zones

The purpose of the RM zones is to provide for *multiple dwelling unit development* at varying densities. The RM zones individually accommodate *developments* with similar densities and characteristics. Each of the RM zones is intended to establish *development* criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

RM-1-1 permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot* area

Purpose of the CC (Commercial--Community) Zones

The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines.

CC-1-3 is intended to accommodate *development* with an auto orientation and allows a mix of community-serving commercial uses and residential uses.

CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and allows heavy commercial uses and residential uses.

Purpose of the CV (Commercial--Visitor) Zones

The purpose of the CV zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.

CV-1-1 allows a mix of large-scale, visitor-serving uses and residential uses.

Purpose of the CO (Commercial--Office) Zones

The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and medium to high *density* residential *development*. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.

CO-1-1 allows a mix of office and residential uses with a neighborhood scale and orientation.

Purpose of the IL (Industrial--Light) Zones

The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.

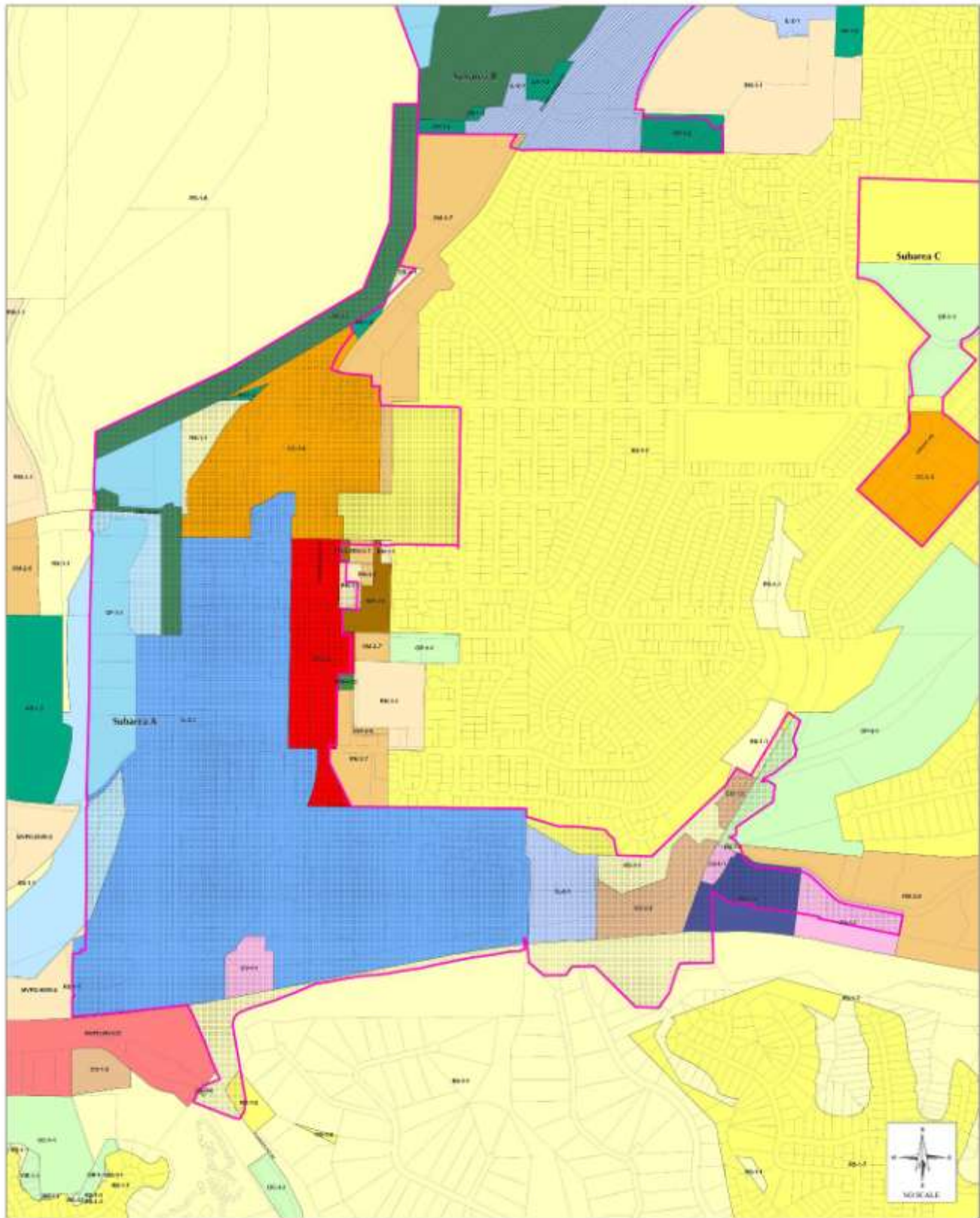
IL-2-1 allows a mix of light industrial and office uses with limited commercial.

IL-3-1 allows a mix of light industrial, office, and commercial uses.

Purpose of the OF (Open Space--Floodplain) Zone

The purpose of the **OF-1-1** zone is to control *development* within *floodplains* to protect the public health, safety, and welfare and to minimize hazards due to *flooding* in areas identified by the FIRM on file with the City Engineer. It is the intent of the OF zone to preserve the natural character of *floodplains* while permitting *development* that will not constitute a dangerous condition or an impediment to the flow of *flood* waters. It is also the intent to minimize the expenditure of public money for costly *flood* control projects and to protect the functions and values of the *floodplains* relating to groundwater recharge, water quality, moderation of *flood* flows, wildlife movement, and habitat.

Below is a map of the existing zoning in Grantville – Subarea A. Please note that the *Centerpointe at Grantville* project rezoned several parcels as part of their approval; however, those zones are not reflected in this map. The parcels are included in the block that is surrounded by Mission Gorge Road, Twain Avenue, Fairmount Avenue and Vandever Avenue



Grantville Master Plan Area(Subarea A) - Zoning

CITY OF SAN DIEGO • City Planning & Community Investment Department

Map created by City Planning & Community Investment Department, City of San Diego, using GIS data as of 10/1/2017. 10/1/2017

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